

7/8/2014

NON CONFIDENTIAL

To:

(b) (6)

From:

(b) (6)

Subject: Step 1 Grievance / Region 2

A. "Grievance" means any complaint

2. By the Union concerning any matter relating to the employment of any bargaining unit employee, or by any bargaining unit employee, the Union, or the Agency concerning

a.....

b. Any claimed violation, misinterpretation, or misapplication of any law, rule, or regulation **affecting conditions** of employment.

A: The issue or occurrence which gives rise to the grievance;

The Grievant above at a town hall meeting in March of 2014 or thereabout raised an issue of drones attacking the World Trade Center. (b) (6) assured all the employees and managers present that the World Trade Center was safe because she had several interviews with security assigned to the World Trade Center. A representative from the Port Authority gave assurances that drones are regulated by the FAA and that assures that the World Center is safe from a drone attack. (b) (6) for Region II joked at the concern saying drones could deliver him a six pack of beer.

In today's New York Post, article attached, it clearly shows that two drones circled the George Washington Bridge and nearly collided with a police helicopter, the drones were operated at a significant distance away by novices who purchase the drones for between 500 to 700 dollars.

Clearly a terrorist group could purchase 10 to 100 drones or more or even larger drones than that the article identifies and attack the World Trade Center and there exists no defenses against such an attack and great loss of life, will result. Drones would attack the mid-point of the tower which is independently of the first 20 stories; which are alleged to be reinforced against a blast. GSA plans to put the Grievant in harm's way by moving employees to the World Trade Center.

The WTC 1 is directly on the water front and susceptible to an attack from New Jersey, the Hudson River or the Atlantic Ocean or from Manhattan buildings because the Tower is the highest building in the borough or in fact North America, which makes the WTC the primary target of terrorism.

B: If appropriate, the provision(s) of law, regulation, or this Agreement which allegedly has misinterpreted, misapplied, or violated. GSA representative Linda Chero signed a Prospectus Lease number PNY-03-NY13 at the WTC for 14 million dollars per year and submitted to Congress that the

Justification for purchasing the lease was to provide quality space for several smaller leases throughout New York City into a combined location for state- of- art and expensive office space.

The agencies holding the leases would not relocate to the World Trade Center because of the danger. This can be considered giving false representations to the Congress of the United States regarding consolidation of leases.

Article 23 Occupational Safety and Health

B. The Agency is responsible for providing a safe and healthful workplace.

C: Any relevant evidence, information, witnesses or names of people involved if known.

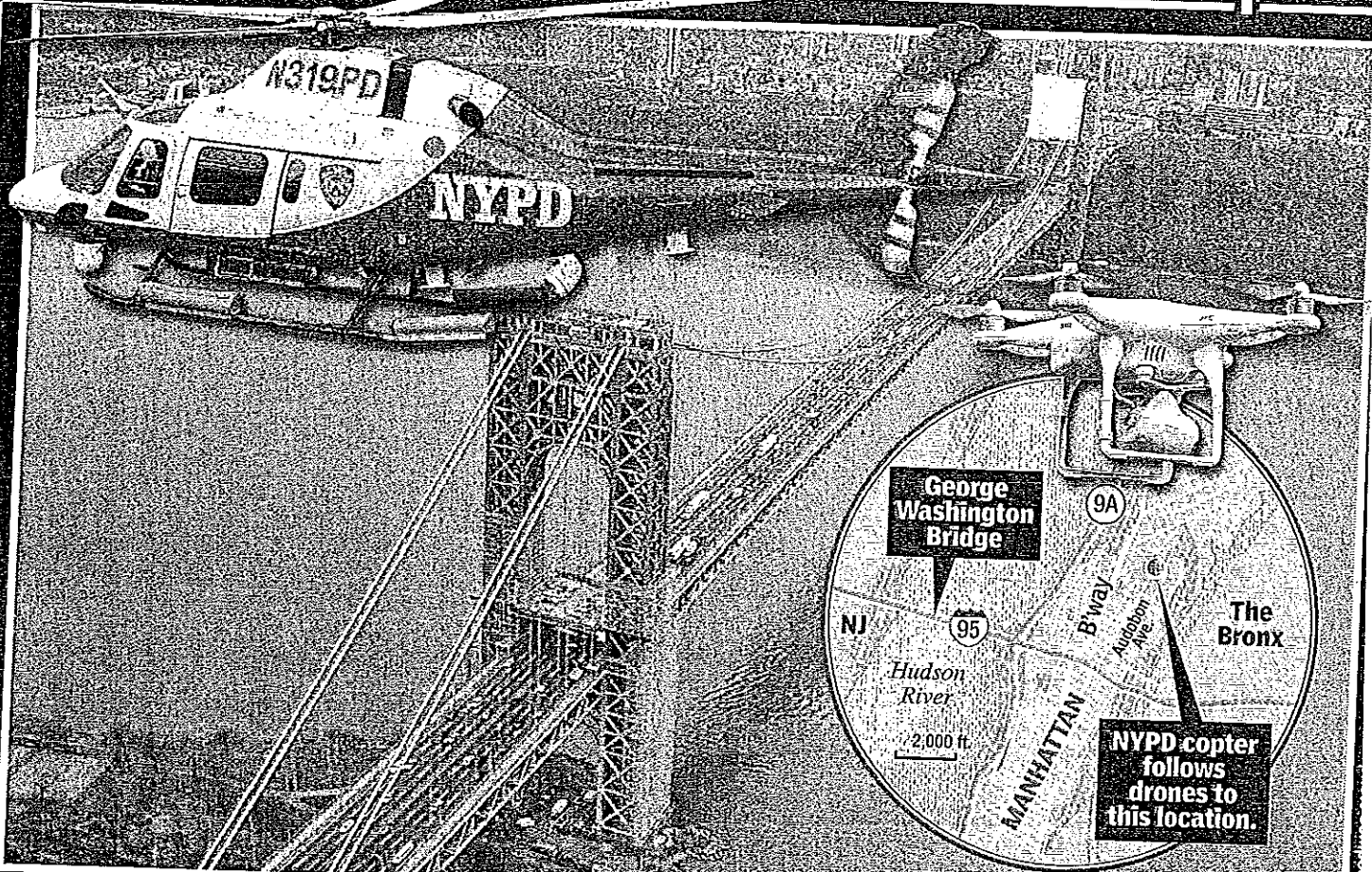
Attached are the documents referenced supra; that support the concern that the World Trade Center is unsafe because it is the number 1 target building as evidenced by history of terrorism, and today Abu Bakr al-Baghdadi made a public speech that he has created a Islamic State and when he was released from US custody stated he would see us in New York!

D: The remedy sought;

Be granted a waiver to work in the World Trade Center because I consider the building a Terrorist Target and an unsafe working condition.

E: Whether a meeting is requested, if applicable / ~~A meeting is requested.~~

2 'toys' in near-miss with NYPD copter



BUZZED: A police helicopter nearly collided with two drones like this one (inset) over the George Washington Bridge Monday.

DRONE-HEADS!

EXCLUSIVE

By LARRY CELONA

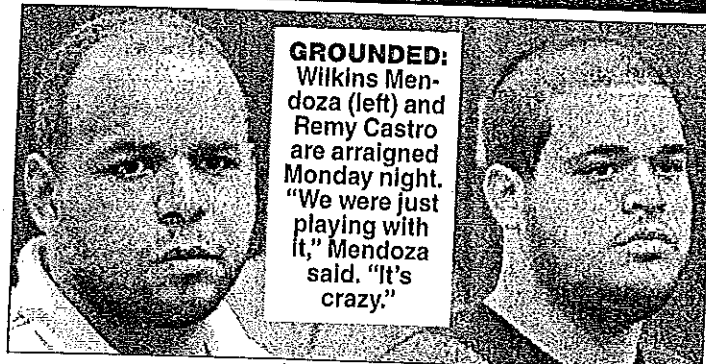
Two drones nearly took out an NYPD chopper over the George Washington Bridge on Monday, and cops arrested the wayward crafts' operators, law-enforcement sources told The Post.

The Aviation Unit helicopter was on patrol at around 12:15 a.m. when it had to swerve to avoid the small unmanned aircrafts, the sources said.

The NYPD pilots "observed flying object[s] at 2,000 feet in vicinity of the George Washington Bridge, then circling heading toward the helicopter," a police report said. "The officers were forced to change their course to avoid a collision."

One source called it a "very dangerous" scenario.

"Although [drones] may only weigh a few pounds, that's all birds weigh, and look what they



GROUND: Wilkins Mendoza (left) and Remy Castro are arraigned Monday night. "We were just playing with it," Mendoza said. "It's crazy."

did to the Sully Airbus," the source said, referring to 2009's "Miracle on the Hudson," in which a bird strike forced US Airways pilot Chesley "Sully" Sullenberger to crash-land a jetliner in the Hudson River.

The chopper tailed the drones north as they landed at the corner of Audubon and Fort George avenues, near Fort Tryon Park, at 12:35 a.m., sources said.

The chopper cops called NYPD Patrol, and officers were dispatched to nab the suspects.

Remy Castro, 23, who lives on nearby West 193rd Street, and Wilkins Mendoza, 34, of Post Road, were both arrested.

"It's just a toy," Castro said later at Manhattan Criminal Court, where they were arraigned on felony reckless endangerment charges and released without bail. "The copter came to us."

Mendoza said the drone experiment was just fun and games. "We were just playing with it," he said. "It's crazy."

Their lawyer, Michael Kuch-

ner, said that the incident was not as serious as authorities allege.

"This vehicle can't go above 300 feet," Kushner said. "They did nothing more than fly a kite."

But a friend of the pair, Jonathan Reyes, 27, said Castro told him they have flown them as high as 5,000 feet.

"When they first got them, everyone was going crazy and saying, 'That's some alien stuff!'" Reyes recalled.

Reyes said that Castro bought a drone two weeks ago and that Mendoza followed suit. They spent \$500 to \$700 apiece.

They have been having a wild time ever since, flying the drones around the neighborhood each night and posting video of the outings on Instagram.

"They're fun. They're a cool pair," Reyes said of the men. "Everybody who sees [the drones] goes crazy!"

Additional reporting by Kathleen Culliton and Kate Sheehy

William Miller

You luxe-y devil!

ISIS holy warrior flaunts rich bling

By AARON SHORT

It's the latest in bomber bling.

The self-proclaimed leader of a new Muslim caliphate, Abu Bakr al-Baghdadi (pictured), took flak Sunday after denouncing the West in his first video message — while sporting a watch fit for an investment banker.

The watch (arrow), which clashed with the stark black robe worn by the brutal leader of the Islamic State in Iraq and Syria, quickly became a Twitter sensation.

"Wanting a nice watch like the caliph ... Wish I could afford it but I'm a materialistic westerner so no chance there!" tweeted John Foord.

@AMHo-mossani called the caliph a "hypocrite."

"Why does the 'Caliph' wear a fancy watch if the possessions of this life

ultimately mean nothing?" he asked, an apparent reference to the terrorist's boast that he's ready to die for his beliefs.

Others sarcastically defended Baghdadi.

"If the Caliph didn't have a watch [his enemies] would say, 'How can he be our Caliph when he doesn't know the time?'" said Twitter user Al Ghuraba.

Manhattan watchmaker Matt O'Dowd told The Post the timepiece's shape and stainless-steel bracelet match popular Rolex models that cost as much as \$8,000.

"A classic choice, but we don't recommend that much bling if you're trying to avoid snipers," he said.

Meanwhile, former Police Commissioner Ray Kelly, speaking on WOR radio, warned that New York should not let up on its terror watch.

"I don't see this threat waning, I don't see it dissipating, and I think we are going to be involved with fighting terrorism for a long, long time to come," he said.

ashort@nypost.com



Israel nabs 6 Jews in kid slay

By DAVID K. LI

Israeli police have detained six Jewish men suspected of being involved in the killing of a Palestinian teenager, who was apparently slain in retribution for the murders of three Israeli students in the West Bank.

The killers of the Palestinian youth "will not be hailed as heroes," Israeli Ambassador Ron Dermer told "Fox News Sunday." "There will not be public squares named after them."

He was referring to the infamous naming of a West Bank square in 2010 for a terrorist who

Three of the suspects, who are from Jerusalem and nearby communities, are believed to have directly taken part in the barbaric murder of 16-year-old Abu Khdeir, who was burned to death, Israel's Channel Two television reported.

The roles of the other three were not immediately known.

The station added that the six are not members of a larger Jewish underground group.

"We have strong suspicion that there are nationalist motives behind these crimes," Dermer said.

"The prime minister said he was going to bring the perpetrators to justice very quickly, and he has."

saying, "I pledge that the perpetrators of this horrific crime will face the full weight of the law.

"I know that in our society, the society of Israel, there is no place for such murderers. And that's the difference between us and our neighbors."

Dermer also said he saw video footage of two Israeli cops or soldiers beating a Florida teen who came to Israel for the funeral of the Arab teen, who was a cousin.

"I saw that video and obviously it was very disturbing," Dermer told ABC's "This Week."

He said 15-year-old Tariq Khdeir "was not an innocent bystander ...

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**PROSPECTUS -- LEASE
ONE WORLD TRADE CENTER
NEW YORK, NEW YORK**

Prospectus Number:
Congressional District:

PNY-03-NY13
8

Executive Summary

The General Services Administration (GSA) is proposing an amended and restated 20-year firm term lease at One World Trade Center (1 WTC) to replace space that was formerly occupied by the Government at Six World Trade Center (6 WTC) until September 11, 2001. The 1 WTC lease will cover approximately 224,000 rentable square feet (RSF) and will have four 15-yr. renewal options. GSA will seek separate approval to exercise renewal options beyond the 20-year firm term. Lease commencement and rent start date can be no earlier than October 1, 2015.

Description

Occupant:	Housing Solutions (attached)
Lease type:	Amended and Restated Replacement
Maximum BOMA Rentable Square Feet:	224,000 RSF
Expansion Space:	None
Current Usable Square Feet/Person:	N/A
Proposed Usable Square Feet/Person:	See Justification
Proposed Maximum Leasing Authority:	20 years
Expiration Date of Current Lease:	12/31/2013 (6WTC renewal option)
Delineated Area:	1 World Trade Center, NYC
Number of Parking Spaces:	None
Scoring:	Operating Lease
Maximum Proposed Levelized Rent Rate ¹ :	\$73.58 per RSF
Maximum Proposed Rental Rate ² :	\$66.33 per RSF years 1-5
	\$72.19 per RSF years 6-10
	\$76.95 per RSF years 11-15
	\$81.91 per RSF years 16-20
Proposed Levelized Annual Cost ³ :	\$16,481,920
Current Total Cost:	Dependent on Proposed Housing Solution

¹This is the levelized rental rate for the 20-year firm term. It is based on the present value of future rent payments amortized as series of equal payments over the firm term of the lease. This rate includes estimated first year operating costs and taxes and therefore does not reflect future year escalations of these cost elements.

²These estimates assume a fiscal year 2016 rent start and may be escalated by 1.8 percent annually to the effective date of the lease to account for inflation. The rental rates include operating costs and taxes, as estimated for the first year of the lease.

³Lease will contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

PROSPECTUS - LEASE
ONE WORLD TRADE CENTER
NEW YORK, NEW YORK

Prospectus Number: PNY-03-NY13
Congressional District: 8

Real Estate Board of New York (REBNY) Space Measurement

REBNY is the Real Estate Board of New York rentable square foot measurement standard used in the Manhattan Market. The difference between BOMA RSF and REBNY RSF is roughly analogous to GSA's standard representation of the difference between BOMA RSF and housing plan space assignments shown in usable square feet (USF).

The proposed lease will be executed based on the REBNY equivalent maximum square feet and rental rates shown as BOMA measurements and rates in the description above. The conversion factor between the two space measurement standards for 1 WTC is 1.21. Therefore, 224,000 BOMA RSF multiplied by \$66.33 per RSF (BOMA) equals \$14,857,920, the proposed annual cost for years one through five of the lease. The REBNY equivalent is 270,134 REBNY RSF multiplied by \$55.00 per RSF (REBNY).

Acquisition Strategy

This is an amended and restated lease to replace space destroyed at 6 WTC on September 11, 2001. As such, the Government is not soliciting competitive bids. Under the terms of the original lease, the Port Authority of New York and New Jersey (PA) is obligated to rebuild the Government's space to the extent insurance proceeds will allow. The PA has acknowledged its responsibility to replace the space lost at 6 WTC. In order to allow for the rebuilding of the WTC complex along with the September 11 Memorial and Museum, public transit and retail, the Government acknowledged in a Memorandum of Agreement with the PA in 2006, that the space destroyed at 6 WTC would be replaced within the new high-rise multi-tenanted building at 1 WTC (formerly known as The Freedom Tower).

The 6 WTC Lease is between the PA and the U.S. Government and the 1 WTC lease will be between the U.S. Government and WTC Tower 1 LLC, which is a joint venture between the PA and the Durst Organization. Under the 1 WTC Lease, the PA will operate as WTC Tower 1 LLC. Under the terms of the 6 WTC Lease, the Government was responsible for all utilities, services, maintenance and structural repair and replacement. Under the proposed replacement lease at 1 WTC, the PA is responsible for all utilities (with the exception of tenant electric), services, maintenance, repairs, and replacement. In addition to the tenant allowance of \$77.50 per REBNY RSF, WTC Tower 1 LLC will also provide a supplemental Tenant Improvement Allowance of \$21,583,520.

PROSPECTUS - LEASE
ONE WORLD TRADE CENTER
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Prospectus Number: PNY-03-NY13
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Background

The original lease prospectus for 6 WTC authorized GSA to enter into a 20-year firm term triple net lease (1973 through 1993). The 6 WTC lease contained sixteen 5-year renewal options through 2073. In order to exercise the first four renewal options, GSA submitted prospectus PNY-92004, which was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 31, 1991 and February 5, 1992, respectively. The first two renewal options were exercised, extending the lease through 2003 covering the period of time during which the terrorist attacks of September 11, 2001, took place. To protect the Government's rights under the lease subsequent to September 11, 2001, the third and fourth renewal options have been exercised through December 2013. Because the renewal options have been exercised, the original 6 WTC lease remains in effect today. Of course, no rental has been paid since September 11, 2001.

Unlike 6WTC, 1WTC is a high-rise multi-tenanted building with many of its common areas shared by all building tenants. It will have very limited on-site parking and cannot accommodate law-enforcement operations with large on-site secure parking needs as did 6WTC. Some DHS law enforcement operations that were formerly located at 6WTC were relocated to Newark, NJ, to be in closer proximity to their Port Elizabeth operations. Other DHS law enforcement operations were relocated to 601 West 26th Street, New York, NY. These DHS law enforcement operations will not be relocated back to the WTC site. The amended and restated lease for 1WTC therefore covers significantly less space than the original lease at 6WTC.

Justification

GSA's has two goals: (1) to consolidate and relocate Government tenants currently in older leased space in Manhattan into high quality leased space at 1 WTC with state-of-the-art life safety and security features, and, (2) to significantly reduce the total amount of space GSA leases in Manhattan through increased space utilization efficiency. The latter goal will be achieved using "mobile space concepts" that maximize open planning, movable wall partitioning, and joint-use spaces to enhance space efficiency. The space at 1 WTC is column free, which will enhance effective space utilization and design flexibility. See attached Housing Solutions.

The application of insurance proceeds to the cost of constructing 1 WTC will allow the Government to take advantage of a below-market rate for a newly constructed building that will have an extraordinary level of quality and services along with state-of-the-art

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fire and life-safety features that far exceed what is typically provided in the market.

The Government will occupy floors 50 through 55. 1 WTC is currently under construction and Government space is due for delivery in 2015. Government occupancy could begin in late 2015 or early 2016. When the building shell is completed in 2012, 1 WTC will be the tallest building in the Western Hemisphere.

The 1WTC Lease will affirm the Government's commitment to return federal tenants back to the WTC site. The Government's presence at the site will in turn enhance its overall re-development, and recognize the historic significance of the recently opened WTC Memorial along with the ongoing construction of new office buildings, cultural institutions and public transportation facilities.

Summary of Energy Compliance

1 WTC will achieve a Gold LEED Certification designed with energy efficient and environmentally friendly building systems that meet or exceed GSA standards.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of tenant agencies proposed for occupancy of 1WTC until the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

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Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 6, 2012

(b) (6)

Recommended:

Acting Commissioner, Public Buildings Service

(b) (6)

Approved:

Acting Administrator, General Services Administration